



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 150176

Introduced March 5, 2015

Councilmember Quiñones Sánchez

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the New Kensington-Fishtown Urban Renewal Area, identified by house number and street address as 2218-2220R Emerald street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Chris Sheffield and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the New Kensington-Fishtown Urban Renewal Area (hereinafter "New Kensington-Fishtown"), which said plan and proposal were approved by Ordinance of the Council on June 13, 1997, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of New Kensington-Fishtown, identified by house number and street address as 2218-2220R Emerald street (the "Property"). The area of the Property is bounded as follows:

2218-2220R Emerald street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Thirty-first Ward of the City of Philadelphia and being described as follows: beginning at an interior point, said point being located the two following courses from the intersection of the southwesterly side of Dauphin street (sixty feet) and the northwesterly side of Emerald street (fifty feet wide); Thence along the said northwesterly side of Emerald street south fifty-seven degrees, thirty-eight

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minutes, fifty-four seconds west, a distance of one hundred feet; Thence, leaving said line of Emerald street and extending north thirty-two degrees, twenty-four minutes, twenty-six seconds west, a distance of sixty feet to the point of beginning; Thence, south fifty-seven degrees, thirty-five minutes, thirty-four seconds west, a distance of thirty-four and fifty-six hundredths feet; Thence, north thirty-two degrees, twenty-four minutes, twenty-six seconds west, a distance of twenty-three and nineteen hundredths feet; Thence, north thirty-one degrees, thirty-nine minutes, sixteen seconds east, a distance of thirty-eight and forty-three hundredths feet; Thence, south thirty-two degrees, twenty-four minutes, forty-one seconds east, a distance of forty feet to the first mentioned point and place of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by Council; and

WHEREAS, Chris Sheffield desires to enter into the said redevelopment contract for the Property.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the New Kensington–Fishtown Urban Renewal Area, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Chris Sheffield (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to

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cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.

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